098.0	0009	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,874,300 / 1,874,300
					USE VALUE:	1,874,300 / 1,874,300
					ASSESSED:	1,874,300 / 1,874,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRIMON NORBERT J/TRS
Owner 2:	PERKINS LIZABETH A/TRS
Owner 3:	PERKINS-PERRIMON LIVING TRUST
Street 1:	62 HUTCHINSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERRIMON NORBERT J -
Owner 2:	PERKINS LIZABETH A -
Street 1:	62 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 5008 Square Feet, with 1 Unit, 3 Baths, 2 3/4 Baths, 2 HalfBaths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14000.000	1,138,400	900	735,000	1,874,300
Total Card	0.321	1,138,400	900	735,000	1,874,300
Total Parcel	0.321	1,138,400	900	735,000	1,874,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.28 | /Parcel: 374.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64110
GIS Ref	
GIS Ref	
Insp Date	09/24/18

!7988!

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0009-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,138,400	900	14,000.	735,000	1,874,300	1,874,300	Year End Roll	12/18/2019
2019	101	FV	868,400	900	14,000.	735,000	1,604,300	1,604,300	Year End Roll	1/3/2019
2018	101	FV	885,900	900	14,000.	630,000	1,516,800	1,516,800	Year End Roll	12/20/2017
2017	101	FV	885,900	900	14,000.	588,000	1,474,800	1,474,800	Year End Roll	1/3/2017
2016	101	FV	885,900	900	14,000.	504,000	1,390,800	1,390,800	Year End	1/4/2016
2015	101	FV	850,900	900	14,000.	451,500	1,303,300	1,303,300	Year End Roll	12/11/2014
2014	101	FV	850,900	900	14,000.	417,900	1,269,700	1,269,700	Year End Roll	12/16/2013
2013	101	FV	850,900	900	14,000.	398,500	1,250,300	1,250,300		12/13/2012

PRINT

Date	Time
12/10/20	22:34:57

LAST REV

Date	Time
10/05/18	11:50:49
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7988

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRIMON NORBER	66689-510		1/19/2016	Convenience	1	No	No		
CONNAUGHTON LEO	55015-557		7/12/2010		1,220,000	No	No		
COOKE DOROTHY	23876-369		11/8/1993		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2014	16	Solar Pa	16,900	C				
11/19/2012	1520	Re-Roof	11,050	C				
10/27/2010	2212	New Wind	3,400					REPL 3 WINDOWS
9/11/2008	1024	Addition	113,000	O				NEW 2 STORY ADD W/
1/17/1996	19		60,000			G10	GR FY10	2ND FLOOR TO RANCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	Meas/Inspect	BS	Barbara S
2/7/2014	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	MM	Mary M
6/17/2009	Measured	189	PATRIOT
10/19/1999	Meas/Inspect	263	PATRIOT
5/30/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	64110
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14000		Sq. Ft.	Site		0	70.	0.75	4			Golf co	25					735,000						735,000	

Total AC/HA: 0.32140 | Total SF/SM: 14000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 735,000 | Spl Credit | Total: 735,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.88052857
Const Adj.:	1.14760804
Adj $ / SQ:	126.313
Other Features:	207255
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1193246
Depreciation:	54889
Depreciated Total:	1138357

COMMENTS

OF=EXTRA SINK OFF KIT INTER VG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

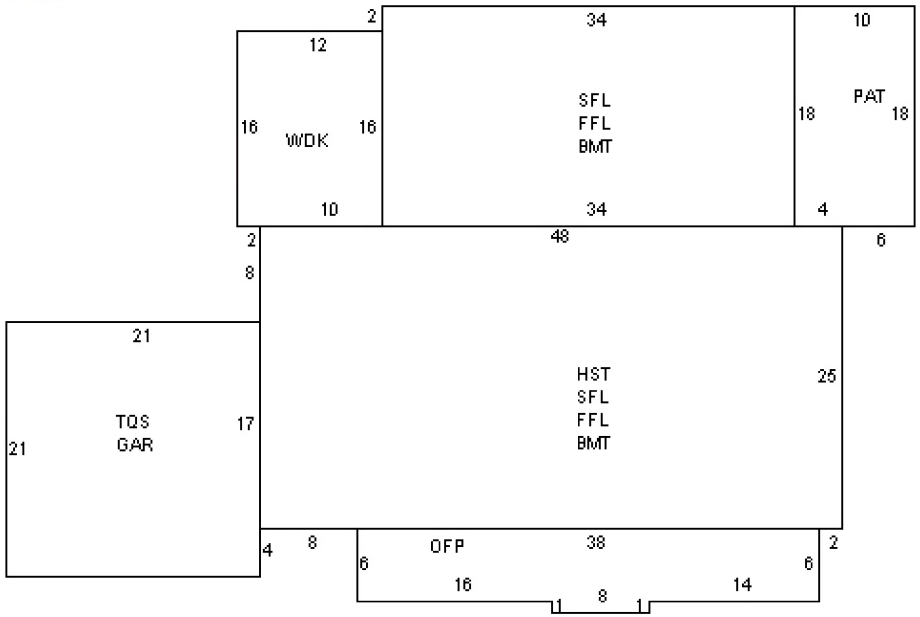
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.00
Special Features:	0	Val/Su Net:	153.51
Final Total:	1138400	Val/Su SzAd	249.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,812	52.100	94,412
FFL	First Floor	1,812	126.310	228,879
SFL	Second Floor	1,812	126.310	228,879
HST	Half Story	600	126.310	75,788
GAR	Garage	441	23.720	10,460
TQS	3/4 Story	331	126.310	41,778
OFP	Open Porch	236	26.960	6,362
WDK	Deck	192	12.860	2,470
	Net Sketched Area:	7,416	Total:	689,923
Size Ad	4554.75	Gross Are	8126	FinArea 5008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 098.0-0009-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	1980	3.19	T	31.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900